

**Abstract of the Invention**

An application server that establishes a peer-to-peer connection with a mobile terminal over a data packet network for the purpose of allowing the mobile terminal to request and receive data associated with the application server. In one embodiment, the mobile terminal is a cellular telephone, and the application server is a server that executes a real estate listings information retrieval program to allow the mobile terminal to request and receive real estate records in real time over a TCP/IP based network. The application server includes an application program that assigns a thread to each connection and assigns a state in a state-machine for each thread. The application program executes a state-machine for each thread based on the state of each thread in response to information requests from the mobile terminal.